

**CASE NUMBER: 15SN0608**  
**APPLICANT: Verizon Wireless**



**STAFF'S ANALYSIS  
AND  
RECOMMENDATION**

**Board of Supervisors (BOS)**

**Public Hearing Date:**

FEBRUARY 11, 2015

**BOS Time Remaining:**

365 DAYS

**Applicant's Agent:**

JEFFERY GEIGER

(804-771-9500)

**Applicant's Contact:**

MELISSA HERRALD

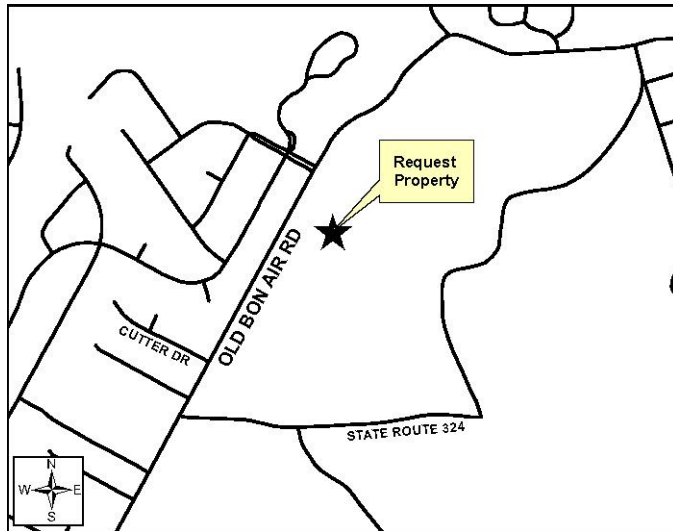
(804-548-4079)

**Planning Department Case Manager:**

RYAN RAMSEY (804-768-7592)

**CHESTERFIELD COUNTY, VIRGINIA**

Magisterial District: **MIDLOTHIAN**



**APPLICANT'S REQUEST**

Conditional use to permit a communications tower.

A 154-foot communications tower and associated improvements are planned.

(NOTES: A. Conditions may be imposed or the property owner may proffer conditions.

B. Under the Federal Telecommunications Act, localities cannot regulate cell towers on the basis of possible health or environmental effects of radio frequency emissions.

C. Proffered conditions are located in Attachment 1.)

**RECOMMENDATION**

PLANNING  
COMMISSION  
(1/20/15)

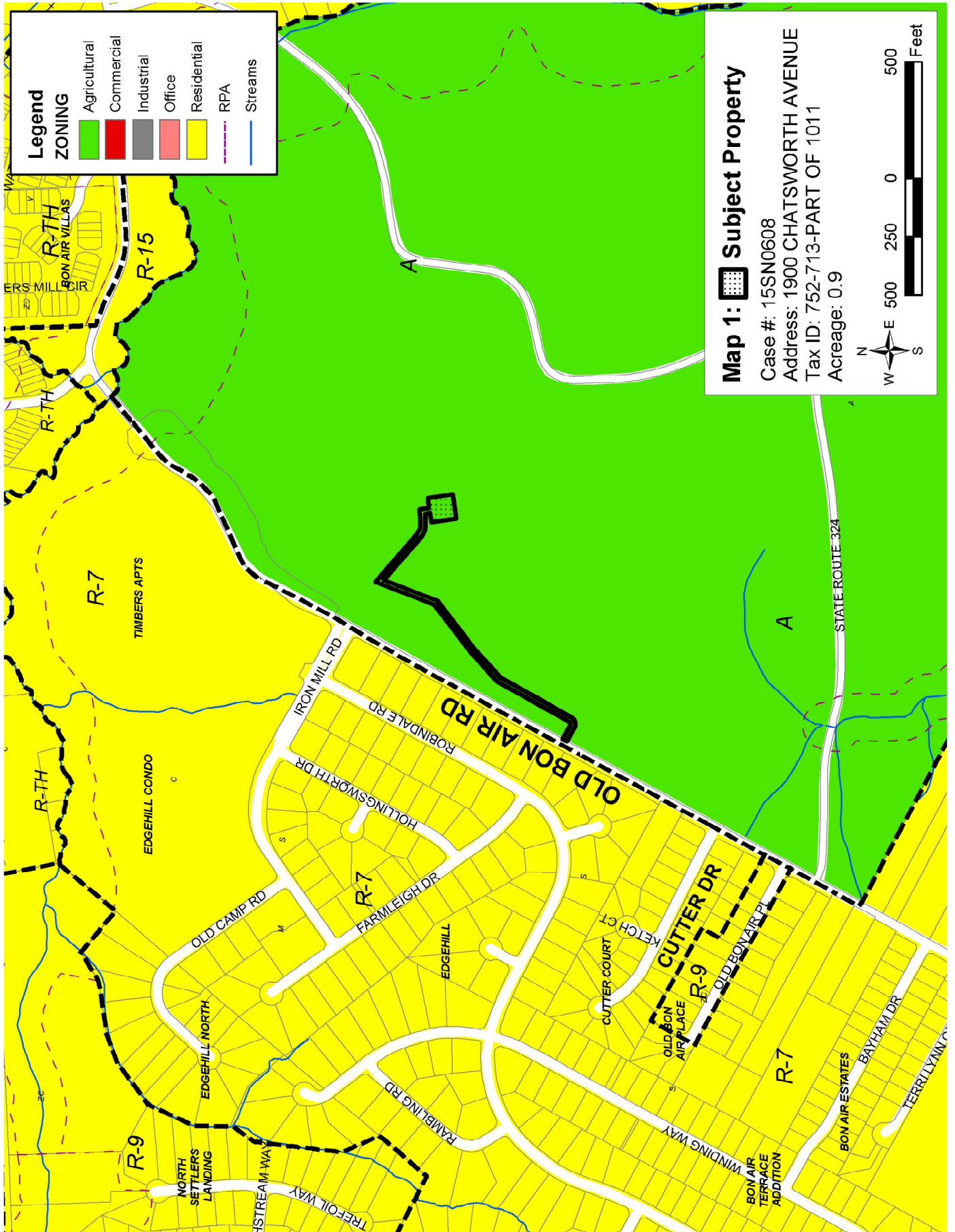
RECOMMEND APPROVAL

STAFF

RECOMMEND APPROVAL

- Tower location and design complies with Comprehensive Plan
- Proposal is consistent with Telecommunications Tower Siting Policy criteria

SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
PLANNING	-
FIRE	-
CDOT	-
VDOT	-
UTILITIES	-
ENVIRONMENTAL ENGINEERING	-







## PLANNING

Staff Contact: Ryan Ramsey (804-768-7592) ramseyrp@chesterfield.gov

### ZONING HISTORY

Case Number	BOS Action	Request
84SN0151	Approved (10/1984)	Conditional Use Planned Development to permit a 500' communications tower
99PD0212	Accepted CPC Determination (01/1999)	Substantial Accord to permit 413' communications tower to replace the previously approved 500' communications tower (84SN0151)
99SN0187	Approved (02/1999)	Conditional Use to permit 413' communications tower to replace the previously approved 500' communications tower (84SN0151)

### PROPOSAL

A 154-foot communications tower is proposed within the Bon Air Juvenile Correctional Facility.

### PUBLIC FACILITIES PLAN

The Public Facilities Plan, an element of the Comprehensive Plan, encourages:

- co-location on existing telecommunications towers, or
- architectural incorporation into existing building features

Where co-location or architectural incorporation is not feasible, in areas designated for residential development, the Plan suggests that towers should be located and designed to conceal these facilities to the greatest degree feasible and minimize their visual impact.

### TOWER SITING POLICY

The Policy establishes guidelines for design, setbacks and security. Elements of the Policy are as follows:

- Discourages sectorized arrays in residential areas
- Limits size of satellite and microwave dish antennas
- Requires certification of structural integrity
- Requires setbacks from existing off-site dwellings, and public rights-of-way (not withstanding Ordinance setback requirements)
- Prohibits signs, except as required by state or federal guidelines
- Requires security fence to preclude trespassing
- Provides for screening of tower base and ground mounted equipment

The following provides an overview of conditions offered by the applicant to mitigate the impact of the tower on area properties:

General Overview	
Requirements	Details
Location	Tower location and access depicted on Attachment 2. Tower is located internal to site, removed from adjacent rights-of-way and developed residential areas. <i>Plan and Policy</i>
Tower Design	Requires the tower to be: <ul style="list-style-type: none"> <li>• A neutral color that is approved by the Planning Department;</li> <li>• Not be lighted;</li> <li>• Designed as a monopole structure, and;</li> <li>• Any satellite/microwave dish antennas used shall not exceed six (6) feet in diameter.</li> </ul> <i>Proffered Condition 3 Plan and Policy</i>
Signage	No signage permitted. <i>Proffered Condition 1 Policy</i>
Fencing and Screening of Tower Base	<ul style="list-style-type: none"> <li>• Requires security fence to preclude trespassing. <i>Proffered Condition 2 Policy</i></li> <li>• Meet screening requirements of tower base and ground mounted equipment for development in O, C or I Districts. <i>Proffered Condition 4 Policy</i></li> </ul>
Structural Integrity	Requires the submittal of a report, verified by a registered professional engineer, to ensure the structural integrity of the tower. <i>Proffered Condition 5 Policy</i>
Tower Height	Not to exceed 154 feet. <i>Proffered Condition 6</i>
Cessation of Use	Requires removal of tower and equipment if use ceases for more than twelve (12) months. <i>Proffered Condition 7 Policy</i>

As proffered, the proposed communications tower complies with the Comprehensive Plan and is consistent with Telecommunications Tower Siting Policy criteria.

## PUBLIC FACILITIES

### FIRE SERVICE

Staff Contact: Greg Smith (804-706-2012) smithgd@chesterfield.gov

#### Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Buford Fire Station, Company Number 9
EMS Facility	The Forest View Volunteer Rescue Squad

When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

### COUNTY DEPARTMENT OF TRANSPORTATION

Staff Contact: Jim Banks (804-748-1037) banksj@chesterfield.gov

The Comprehensive Plan, which includes the Thoroughfare Plan, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The anticipated traffic impact of the proposal has been evaluated and it is anticipated to be minimal.

### VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Brian Lokker (804-674-2384) brian.lokker@vdot.virginia.gov

#### VDOT Land Use Regulations

Traffic Impact Analysis (24VAC30-155)	-
Access Management (24VAC30-73)	-
Subdivision Street Acceptance (24VAC30-91/92)	-
Land Use Permit (24VAC30-151)	-
Summary	VDOT has no comment on the case. Access to the tower site will be via an existing commercial entrance serving the correctional facility. No additional access is proposed.



## COUNTY COMMUNICATIONS

Staff Contact: Robert Vest (804-717-6950) [vestr@chesterfield.gov](mailto:vestr@chesterfield.gov)

The Zoning Ordinance requires that any structure over eighty (80) feet in height be reviewed by the County's Public Safety Review Team for potential detrimental impacts regarding interference to Chesterfield County Radio and Microwave Systems. This determination must be made prior to construction of the communications tower.

## COUNTY AIRPORT

Staff Contact: Jeremy Wilkinson (804-768-7700) [wilkinsonj@chesterfield.gov](mailto:wilkinsonj@chesterfield.gov)

This request will have no impact on the County Airport. The County Airport recommends the submittal of a 7460 form to the Federal Aviation Administration (FAA) by the applicant at time of site plan submittal. This form will provide notification to the FAA of the tower installation.

## WATER AND WASTEWATER SYSTEMS

Staff Contact: Jamie Bland (804-751-4439) [blandj@chesterfield.gov](mailto:blandj@chesterfield.gov)

The proposal's impacts on the County's utility system are detailed in the chart below:

Water and Wastewater Systems			
	Currently Serviced?	Size of Existing Line	Connection Required by County Code?
Water	Yes	30"	Yes
Wastewater	Yes	8" & 18"	Yes

### Additional Information:

There is a thirty (30) inch public water line, within an easement, crossing the property to the south. There is an eighteen (18) inch and eight (8) inch wastewater lines, within easements, crossing the property to the south and north. The proposed communication tower must be located so as to not impact the operation and maintenance of water line.

The proposed request will not impact the public water and wastewater systems.

## ENVIRONMENTAL

### Drainage, Erosion and Water Quality

Staff Contact: Doug Pritchard (804-748-1028) [pritchardd@chesterfield.gov](mailto:pritchardd@chesterfield.gov)

Environmental Engineering has no comment on this request.



CASE HISTORY	
Applicant Submittals	
11/10/14	Application submitted
11/10/14	Proffers were submitted
Planning Commission	
1/20/15	<p><b>Citizen Comments</b> No citizens spoke to this case.</p> <p><b>Commission Discussion</b> The Commission noted their support for this case:</p> <ul style="list-style-type: none"> <li>• A balloon test was performed by the applicant where adjacent landowners were invited to attend and ask questions about the request</li> <li>• No opposition to request</li> </ul> <p><b>Recommendation – APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS IN ATTACHMENT 1</b></p> <p><b>Motion:</b> Waller; <b>Seconded:</b> Brown <b>AYES:</b> Gulley, Waller, Brown, Patton and Wallin</p>
The Board of Supervisors on Wednesday, February 11, 2015, beginning at 6:30 p.m., will consider this request.	

## PROFFERED CONDITIONS

Note:

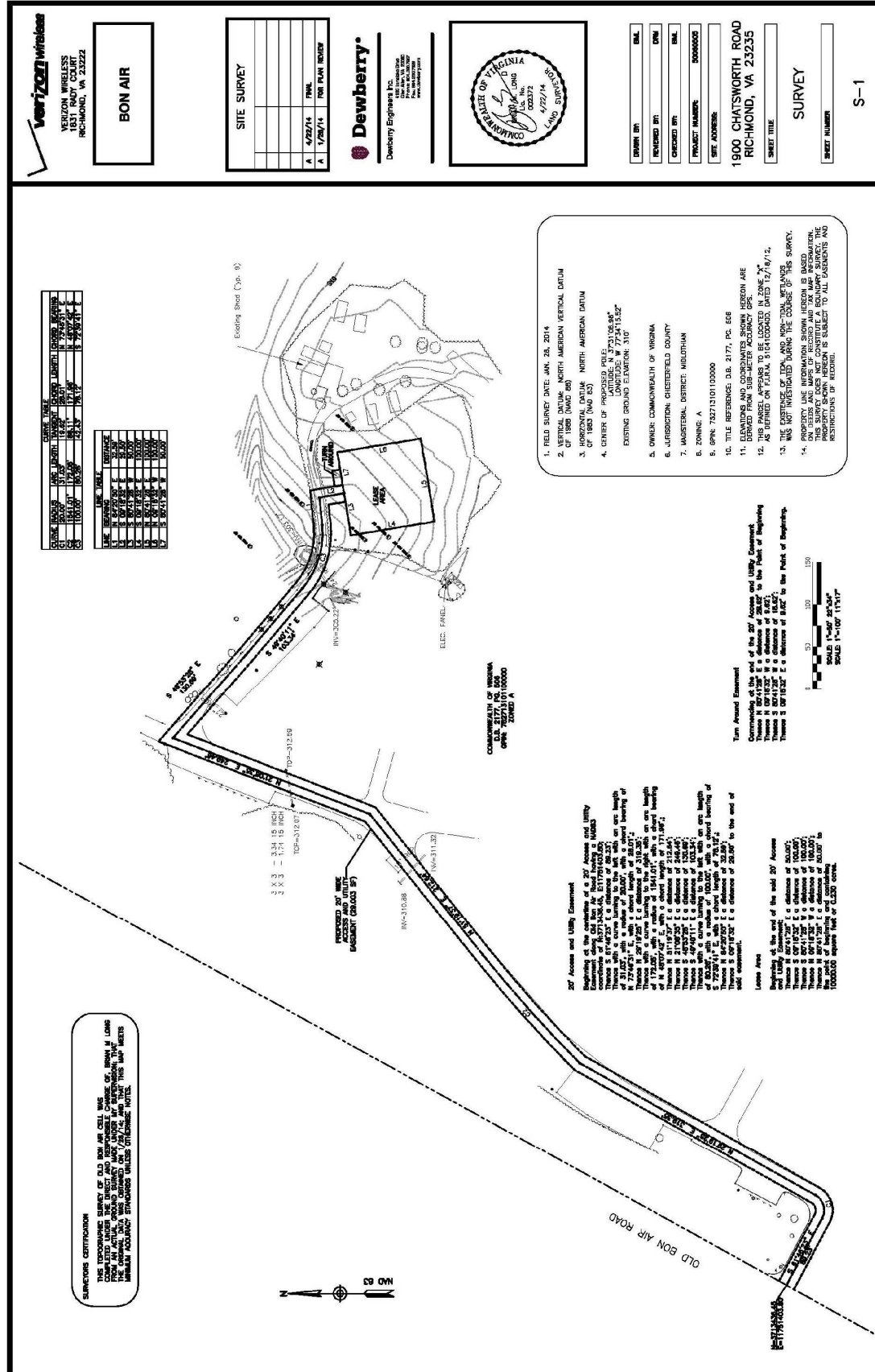
"STAFF/CPC" – Recommended by both staff and Planning Commission

The applicant in this rezoning case, as permitted under Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for itself and its successors or assigns, proffer that the property under consideration (the "Property") will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the applicant. In the event this request is denied or approved with conditions not agreed to by the applicant, the proffer shall immediately be null and void and of no further force or effect.

- (STAFF/CPC) 1. There shall be no signs permitted to identify this use. (P)
- (STAFF/CPC) 2. The base of the tower shall be enclosed by a minimum six (6) foot high fence designed to preclude trespassing. The fence shall be placed so as to provide sufficient room between the fence and the property line to accommodate evergreen plantings having an initial height and spacing to provide screening of the base of the tower and accessory ground-mounted equipment or structures from adjacent properties. A detailed plan depicting this requirement shall be submitted to the Planning Department for approval in conjunction with final site plan review. (P)
- (STAFF/CPC) 3. The color, design and lighting system for the tower shall be as follows:
- a. The tower shall be gray or another neutral color, acceptable to the Planning Department.
  - b. The tower shall not be lighted.
  - c. The tower shall be a monopole structure.
  - d. Any satellite dish and microwave dish antennas attached to the telecommunications tower shall not exceed six (6) feet in diameter and shall be of a neutral color with no logos. (P)
- (STAFF/CPC) 4. Any building or mechanical equipment shall comply with the Zoning Ordinance relative to architectural treatment of building exteriors and screening of mechanical equipment in O, C and I Districts. (P)
- (STAFF NOTE: The Zoning Ordinance requires the screening of mechanical equipment located on the building or ground from adjacent properties and public rights of way. Screening would not be required for the tower.)
- (STAFF/CPC) 5. Prior to use of this telecommunications tower, the owner of the tower shall obtain approval of the structural integrity by a registered professional engineer licensed in Virginia and a copy of the report filed with the Planning Department. (P)

- (STAFF/CPC) 6. The tower shall not exceed a height of 154 feet. (P)
- (STAFF/CPC) 7. At such time that the tower ceases to be used for communications purposes for a period exceeding twelve (12) consecutive months, the owner/developer shall dismantle and remove the tower and all associated equipment from the property. (P)

## SITE LAYOUT





## TOWER ELEVATION



VERIZON WIRELESS  
COMMUNICATIONS  
RICHMOND, VA 23222

BON AIR

## CONSTRUCTION DRAWINGS

1	12/29/14	USE CONSTRUCTION
2	06/22/14	FOR CONSTRUCTION



Dewberry Engineers Inc.  
1000 CHATSWORTH AVENUE  
RICHMOND, VA 23235  
Tel: 804.647.1000  
Fax: 804.647.1001  
www.dewberry.com



DESIGN BY:	LBH
REVIEWED BY:	BAR
CHECKED BY:	DNM
PROJECT NUMBER:	50086505
VERIZON PROJECT NO.:	2013061726
SITE ADDRESS:	

1900 CHATSWORTH AVENUE  
RICHMOND, VA 23235

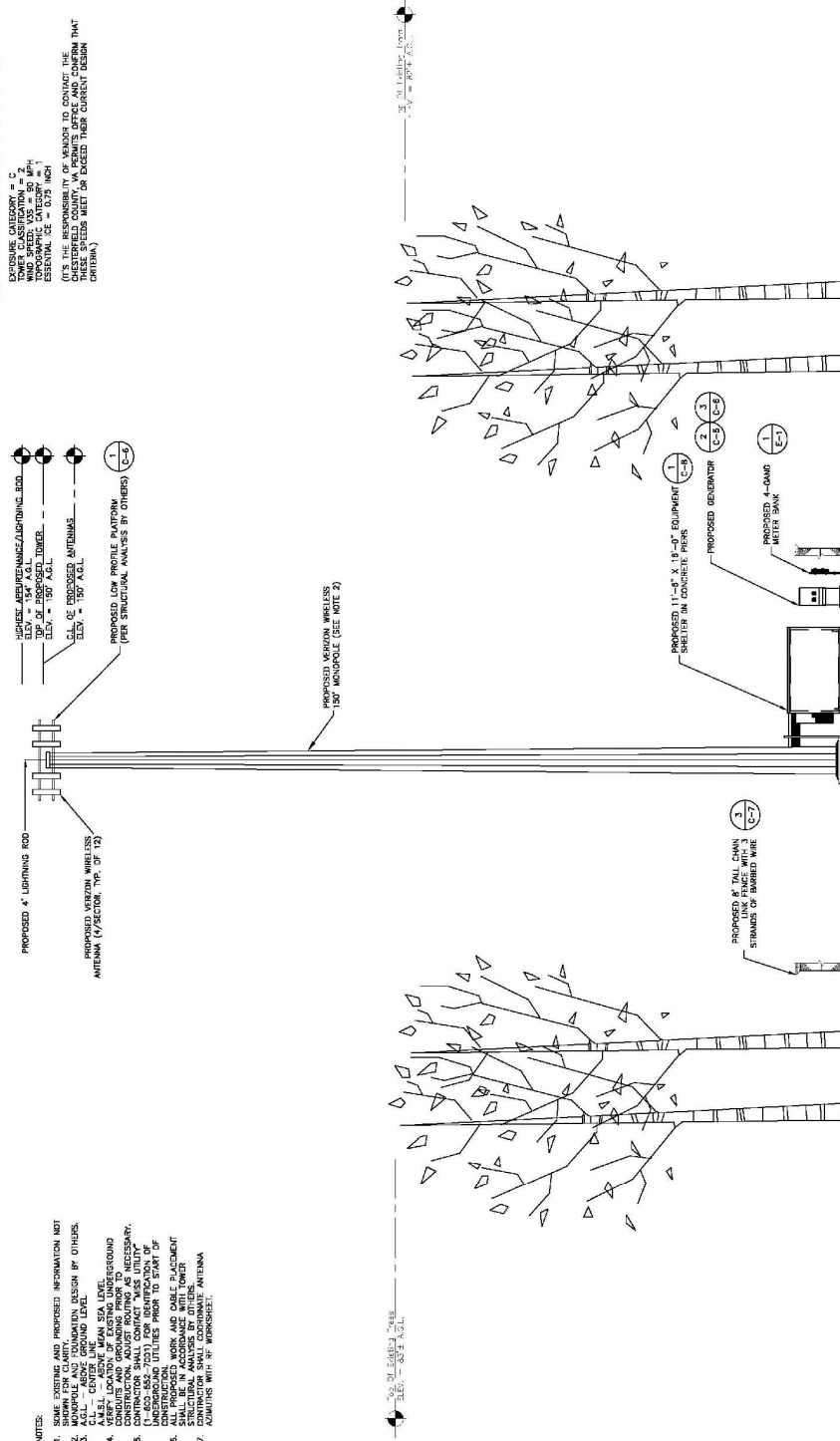
## ELEVATION

SHEET NUMBER

C-3

## MONOPOLE DESIGN REQUIREMENT:

ENV/TA-222-G. ALL VENDORS ARE TO USE THE FOLLOWING:  
EXPOSURE CATEGORY = C  
WIND SPEED, VSE = 80 MPH  
WIND SPEED, VSE = 80 MPH  
ESSENTIAL USE = 0.75 INCH  
IT'S THE RESPONSIBILITY OF VENDORS TO CONSULT THE  
CHESERFIELD COUNTY, VA PERMIT'S OFFICE AND OBTAIN THAT  
THE MONOPOLE DESIGN MEET OR EXCEED THEIR CURRENT DESIGN  
CRITERIA.



## ELEVATION

SCALE: 1"=20' FOR 11'-6"

1"=20' FOR 22'-0"

0' 10' 20'